

**ORDINANCE AMENDING AND RESTATING THE ZONING ORDINANCE OF
JACKSON, MISSISSIPPI.**

WHEREAS, the Mississippi Code Annotated Sections 17-1-3 to 37, 21-1-27, 21-13-7 21-19-63, 41-25-13, 43-35-105, 49-23-1 to 29, 49-25-1 to 23 and 75-49-1 (1972), empowers the City to enact provisions for other functions related to this Ordinance such as: planning, airport zoning regulations, a zoning advisory board, control of outdoor advertising along highways, control of junkyards, mobile home construction standards and sanitary regulations, building set-back lines, adoption of official plans, extension or contraction of corporate boundaries, methods for adopting codes, subdivision of land and regulation thereof, among other matters; and

WHEREAS, the City Council has caused to have prepared and has adopted a Comprehensive Plan for the physical development of the City, which among other things, is designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, the City Council has divided the City into Zoning Districts in conformance with the City's Comprehensive Plan, and has prepared regulations pertaining to such districts, and has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations and restrictions, and has held such public hearings in accordance with the requirements of the Mississippi Code Annotated, Sections 17-1-15 and 17-1-17, (1972); and

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF JACKSON, MISSISSIPPI**

ARTICLE I **TITLE AND PURPOSE**

Section 101 **Title and Short Title**

This Ordinance shall be known as the "OFFICIAL ZONING ORDINANCE OF THE CITY OF JACKSON, MISSISSIPPI," and may be so cited, and further referenced elsewhere as "Zoning Ordinance," and herein as "the Ordinance" or "this Ordinance," shall imply the same wording and meaning as the full title.

Section 102 **General Purpose and Intent**

The general purpose and intent of this Ordinance shall be the attainment of the goals and objectives of the PEOPLE OF THE CITY OF JACKSON, MISSISSIPPI, expressed in the Comprehensive Plan of the City, through provisions of this Ordinance, and to the degree that such attainment may be accomplished. Also, it shall be the intent of this Ordinance that its interpretation and application be as helpful and permissive as possible toward the attainment of said goals and objectives, but within the provisions of the regulations stated herein.